

Merrick County Board Minutes



October 28, 2014

The Merrick County Board of Supervisors met Tuesday, October 28, 2014 at 9:06 a.m. in the Supervisors Room, County Courthouse, Central City, NE, with Graves, Helgoth, Kucera, Hahn, Weller and Wiegert present. Also present was County Attorney Lynelle Homolka.

Moved Graves, second Helgoth to convene as Board of Supervisors at 9:06 a.m. Roll Call: All Ayes

Notice of the meeting was given thereof by publications in the Republican Nonpareil and The Palmer Journal and on the Merrick County website. Proof of publication is filed in the Clerk's Office. Copies of the agenda were mailed to each Supervisor and kept current and available to the public at the County Clerk's Office.

Chairman Wiegert declared the meeting was preceded by publicized notice and having acknowledged and identified the location of the posting of the current copy of the Open Meetings Act, called the meeting to order and in open session at 9:06 a.m.

Agenda: Moved Kucera, second Helgoth to approve the agenda as presented. Roll Call: All Ayes.

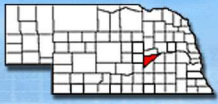
Minutes: Kucera said that Jefferson was not at the last meeting and that Graves made the second to convene. Moved Kucera, second Weller to approve the minutes of the October 14, 2014 meeting with the corrections. Roll Call: All Ayes.

Meeting reports: Hahn and Graves attended the Senior Center meeting; Graves attended the Hospital Board meeting at the Lincoln Manor and the Eastern Central Platte NRD meeting; Helgoth had no meetings but said the grant that the Clark's Lakes submitted had been turned down; Wiegert attended the Mid Plains meeting last week.

Official's report: Extension Educator Tammy Stuhr said that in the display on first floor the first NEB guides to go out were the ones on parenting, divorce, and nutrition. They have seventeen students from the Palmer school in their after school project that is being held two times a week and they are fifth and sixth graders. Darla Belitz and Kurt Frauen have agreed to remain on the Extension Board, but they will have to replace Steve Kyes. Stuhr has a meeting with a grant writer on Friday morning and she is going to find out what it would take for the Nebraska Lottery Grant and the Peter Kewit Grant.

Bond companies: Brad Slaughter with Ameritas told the Board that they are #1 in Nebraska for municipal bond underwriters. The advantage of having a local underwriter is that they can be available at the drop of a hat. Ameritas averages over 200 deals a year. The County has four options: 1. State statute 23-120 or limited tax bonds of \$150,000.00 or 5.2 cents. There is one bond council limited to issue limited tax issues; 2. Go to the vote of the people; 3. Joint Public Agency (JPA) consisting of the County Board and Ag Society; 4. Lease purchase. The County would hire a paying agent and do a land lease to the Ag Society. Slaughter said it would be cheaper to use up to 3.5% of the Ag Society levy to pay than to do a JPA. The JPA is the most expensive. The County would own the building and the Ag Society would lease the land. Statute 23-120 limits tax debt and a lower tax rate would come with an election. The County would have some freedom moving forward using the lease purchase for further down the road. The courthouse bond will be paid in 2025 and the hospital bond will be paid in 2026. Ameritas fee charge to do bond would be 1.1%. The \$150,000 is no longer available to the County because of the courthouse bond but the 5.2 cents is. The certificate of participation would be sold by Ameritas. The bond council would be included in the bond, but the bond issuer would be on the county. The first bond payment would be due in 2016. Andy Fourney with D.A. Davidson said they have been issuing bonds since the 1930's and their trading desk is in Omaha. They have done 120 negotiated deals in Nebraska in the last year. With a JPA it would be \$20,000.00 for legal work. The lease purchase is not the same rate as a limited tax bond. Fourney said the County and Ag Society need to estimate the project cost and its completion. If the County uses money from the Inheritance Fund until the bond money comes in they could do a reimbursement resolution and the county could pay themselves back. D.A. Davidson could also issue short term notes that could be repaid at any time and the expenses are pretty low. It would cost around \$7,500.00 to borrow short term and there is a five year call typically to get a better interest rate. They did a three year call for Kimball County. If the County would need money for another project before paying the debt off, they could wrap it in with the current bond. Fourney said that a three year call with 5.2 cents is a better deal. Fourney recommends the 23-120 bonds because you get a better interest rate. The County could refinance if the rates got better. Fourney said their fees are negotiable and would offer 1% inconclusive. The first payment would be due in 2016. The Board said they would choose the bonding company at their next meeting.

Public hearing: Moved Kucera, second Weller to open the public hearing for public input on the 4-H Building project. Roll Call: All Ayes. Extension Educator Tammy Stuhr said the upkeep on the current building is overwhelming on their staff. There is no good way to secure the building and they will have to invest in a new threshold to get through the winter. A new building would be better, safer and more secure for Merrick County. Gordon Deichmann said he is a Merrick County taxpayer and two to three years ago building a new arena was discussed, but it was decided that the overhead would be too costly. He told the Board that this is going to be a real burden later on and that they needed to be more conservative and know what they are getting into. Jan Placke said she was in favor of the new building but not



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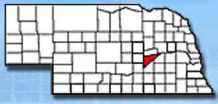
moving the other buildings. She said they are always saying more room then they should put the new building where the old one is now and build an arena to the north the cattle barn with showers and restrooms. Greg Royle asked the Board if this was going before the voters or if the County Board was going to make this decision. Royle said he thinks this should go before the voters because the expense for the building will be continuous and this will be levied on property taxes. So why not go before the voters. Royle thinks the County Board deciding this amount of money is wrong and that everyone in the County should vote on it. Let the voters decide. Keith Brown said he would echo what Royle said. Brown said if this would have been discussed 5 months ago it could have gone on the General ballot and wanted to know why it wasn't. To go to the vote of the people would mean a special election now. The Board asked County Clerk Wichmann how much it would cost for a special election and Wichmann said that she hadn't put any numbers together but probably around \$15,000.00. That was just an estimate. Brown said that he would personally pay for half of a special election if that is what it would take to get this to the vote of the people. Sara Umstead said she is a 4-H Council member and a 4-H leader and would like to see the voters or county, whoever it is, put up this building. 4-H is doing great things now and will keep getting better. Dewayne Wendt has spent a lot of years on the Extension Board and 4-H Board and said that there is more to this than the building than just 4-H. Board needs to make this a 365 day a year building. Need to make sure young people stay in the County. This would give the opportunity of bringing in big shows out of Grand Island and Columbus. This building needs to be put up. Dan Monaghan shared in some of the things that Mr. Wendt said. 4-H teaches leadership and how to run a business. There are some concerns with this project and misinformation out there. We are not building this for just the fair. Monaghan believes the building could be self-sustaining if enough rent is charged. One of the buildings the Ag Society is wanting to tear down is where boats, campers, combines, etc. are stored and bringing in revenue to the Ag Society now. They need to put the indoor and outdoor arena close together. There is plenty of room north of the current arena. He would hate to have the building out by the livestock. Should put it by the fairgrounds where it will be easily accessible. Need to have a vision for the future. Need to listen to the architect and public. If you build it by the road there would be the possibility of naming rights for the building and the arena. Dan Poppe said he was excited for the new building and there is a need for a 4-H building. He likes the idea of the extension office being located out there, so it would be easier for them to keep track of their educational projects. He wanted to know if anyone had done a cash flow project on how much money could be brought in. He said they should make sure the ceiling are high enough and agrees with Monaghan that it should be built closer to the road. He thought the Board should consider having a public hearing with the architects as well. The design of the building should be for the use of the building. Poppe said there were mixed signals from everyone and they should provide a cohesive front. Don Holmstedt said he thinks this needs to go to the vote of the people. There has been very little publicity and he wanted to know if there was any chance of renovating any of this stuff. Holmstedt said this needs to go on the ballot but they need to know more of what they want. Brad Wells said he is the one who has seen the fairgrounds inside and out and there are a lot of needs out there. The Ag Society has been very frugal and has tried to keep up the building with money available. The location they are thinking about, they will have to do away with a couple of buildings. They have tried to keep all of this as open and public as they possibly could. Sherry Siwinski said 4-H was her family's life. It's all about the kids. She is in favor of an indoor arena. Sara Umstead said the 4-H Council had \$50,000.00 that the Council will put towards finishing the project. Wes Beck said he is the President of the Extension Board and the extension budget went sky high because of the utilities at the current 4-H building. Beck said we have always survived in the current building, but the finishes were put in, in 1952. They are an active Extension Board. People need to look at the money that would be saved with a new building. Beck thanked Helgoth and Wiegert for all of their time on the 4-H Building Board. Mike Bowman said there are a lot of positive things going on, especially in Central City. Bowman said the county elects the County Board Members to make this kind of decisions for the County. Dale Nelson said the Ag Society has not taken this lightly. Lori Johnson is on the Extension Board and the Ag Society Board. Johnson said this building needs to be replaced. It comes down to what is best. Moved Kucera, second Graves to go out of the public hearing at 11:55 a.m. Roll Call: All Ayes.

RESOLUTION 2014-27: RESOLUTION 2014-27 was presented for approval to create the 4-H Building Fund when and if needed for revenue coming in and expenditures going out for the new 4-H Building. Moved Weller, second Kucera to approve RESOLUTION 2014-27 when and if needed. Roll Call: All Ayes.

Road's year end report: Moved Weller, second Graves to approve the Chairman signing the Road Year End Report. Roll Call: All Ayes.

Atlantic Southeast Airlines, Inc.: Treasurer Bolte said that Atlantic Southeast Airlines, Inc. had paid the County \$1,324.99 in 2009 and should not have and now the County needs to refund that amount to them. Moved Helgoth, second Hahn to approve the refund of \$1,324.99 to Atlantic Southeast Airlines, Inc. Roll Call: All Ayes.

Fire Marshall report: The Fire Marshall's report on their findings at the County Jail was given to the Supervisor's. There were three findings: 1. No handrails on outside stairs leading to the jail 2. Books, clothing, and other combustible



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personal property allowed in sleeping rooms need to be stored in closeable metal lockers or a fire-resistant container. 3. Emergency generator was unable to start under its own power and load testing requirements were not able to be determined. The Board decided that Sheriff Campbell should make the corrections and the money to pay for the corrections would come out of the Sinking Fund. Moved Weller, second Graves to direct the Sheriff to have the Fire Marshall findings corrected by November 17, 2014 and the money will come out of the Sinking Fund. Roll Call: All Ayes.

RESOLUTION: A RESOLUTION for Amendment and Addendum to NIRMA/NIRMA II Intergovernmental/Interlocal Agreements was presented to the Board for their approval. This extends Merrick County's commitment to participate in NIRMA and NIRMA II for the period of July 1, 2015 through June 30, 2018. Moved Hahn, second Helgoth to approve the signing of the RESOLUTION for Amendment and Addendum to NIRMA/NIRMA II Interlocal Agreements. Roll Call: All Ayes.

Payroll: The October 2014 payroll was presented for approval: General: Gross: \$100,961.03 Net: \$72,226.04 Roads: Gross: \$47,173.78 Net: \$ 31,685.41 Juvenile Diversion: Gross: \$2,946.67 Net: \$2,072.21. Moved Weller, second Graves to approve the October 2014 payroll. Roll Call: Ayes: Hahn, Weller, Graves, and Wiegert. Kucera and Helgoth said Ayes to the ones that they signed.

Jail visit: Moved Kucera, second Graves to table the jail visit until their next Board meeting. Roll Call: All Ayes.

Adjourn: Moved Helgoth, second Kucera to adjourn at 12:40 p.m. Roll Call: All Ayes.

/s/Roger Wiegert, Chairman

/s/Marcia Wichmann, County Clerk